

AS

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HOLLYWOOD STUDIO DISTRICT
NEIGHBORHOOD COUNCIL
CALIFORNIA

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November 14, 2011

Ms. Mary Richards, Mr. Kevin Keller, Mr. Michael LoGrande, et al
City of Los Angeles Planning Department
200 N. Spring Street
Los Angeles, CA 90012

RE: Summary of Discussion of Draft Program Environmental Impact Report
HOLLYWOOD COMMUNITY PLAN UPDATE
ENV-2005-2158-EIR CPC No. 97-0043
State Clearing House No. 2002041009
Council Districts 4, 5, and 13

Dear Ms. Richards, Mr. Keller, and Mr. LoGrande:

The Hollywood Studio District Neighborhood Council in Council District 13 requests the following changes:

1. Density:

- a) Retain 45' Height Limit with exceptions for Hollywood Blvd., Sunset Blvd., and other articulations compliant with SNAP.
- b) Provide density bonuses only for those projects that provide underground parking or parking planned unseen from the street within the proposed building or site.
- c) Provide 45' Height Limits along Hollywood Blvd. and Sunset Blvd., east of the Freeway to promote and preserve consistent pedestrian scale and compliant with SNAP.
- d) Include Calculations of Parking Area (Surface thru Upper Floors) in FAR.
- e) SA43 - Do Not Change Existing Zoning C1-1D FAR 0.5:1 Density along North Side of Melrose between Oxford and Harvard Avenue to protect HPOZ and other residential properties. Do not triple density to QC1-IXL and 1.5:1 FAR, and no RAS4. This is adjacent to Melrose Hill HPOZ.
- f) SA43:1 - Do not Change Existing Zoning C2-1D FAR 0.5:1 North Side of Melrose between Harvard and Normandie. Change Proposed Unlimited Height and Triple Zoning to IXL
- g) HPOZ Adjacent Development: The LA survey has recently acknowledged intent

* Streetscape Plan for
Hollywood Blvd.
& Western Ave
* Densification along
Transit Corridor
* Reducing density
in HSDNC specifically
the areas abutting HPOZ
AND
PROPOSED
EXPANSION

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to expand the Melrose Hill HPOZ Area. The increased boundaries should be considered before allowing adjacent zoning to be increased.

Retain Q conditions on properties adjacent to HPOZ. In addition:

- 1) Provide building setbacks of 10 feet for buffer zone to preserve sunlight/privacy of back yards.
- 2) Require stepped back configuration of buildings in the elevation adjacent to residential.
- 3) Require developers adjacent to HPOZ properties to notify and present plans to HPOZ Boards and stakeholders, as well as adjacent property owners.
- h) Lower Western Avenue (Melrose to Santa Monica Blvd, density 45' Height and allow no RAS4; RAS3 is okay.
- i) Lower Santa Monica Blvd, density to 45' Height and allow no RAS4; RAS3 is okay.

2. Parking (Continued):

- a) Free Parking: Provide for a Minimum of 3 Hours Free Parking.
- b) Garages: Plan to provide strategically placed garages accessible to be shared by residents and commercial properties that were built with no parking.
- c) Surface Parking: Require Parking in the Rear. In cases where access is not possible from the rear, require landscaped screen at sidewalk with appropriate safety measures - See Item "d" below.
- d) Rear Surface Parking adjacent to residential: Require item 3 on page 194.

3. Retail Configurations – Change 25' to 45' Depth Minimum. Stated as minimum requirement, it will be an advantage in leasing retail.

4. Industrial Zoning – Retain Industrial zoning. It benefits rehearsal space and other support businesses.

5. One way Streets – Change Van Ness Ave. to One Way Southbound and change Wilton Place to One Way Northbound.

6. Neighborhood Notification – Notifications to neighborhoods should not be reduced. Bonuses or additional entitlements sought beyond F.A.R. calculations should be included in notification. Notification of these items should be sent to the neighborhood – any property with sight lines.

7. By Right Development – “By Right” should not apply to those seeking Bonuses and additional entitlements. These projects should have design review through the Neighborhood Councils and the Council Office’s Design Review Committee.

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8. Design Review – Retain Design Review. Local input is valuable in preserving transitions, view corridors, scale, pedestrian experience and other quality and neighborhood issues.
9. Plan Time Line – We request an extension of the proposed schedule for public comment and a presentation at Lemon Grove Park.
10. Conclusion: It is time to balance commercial interest with residential needs. Times are tough economically for everyone, including the City of Los Angeles. While we are optimistic and know this thing occur in cycles, Hollywood would be better served with promotion of infill and better building quality controls that are built into the process by planning and governmental agencies.

Thank you for consideration and input from the HSDNC.

Sincerely,

HOLLYWOOD STUDIO DISTRICT
NEIGHBORHOOD COUNCIL



Steven Whiddon, HSDNC Chair

Date: 3/27/12

Submitted in PLUM Committee

Council File No: 12-0303

Item No.: 5

Deputy: Comm from Hollywood Studio District
Neighborhood Council